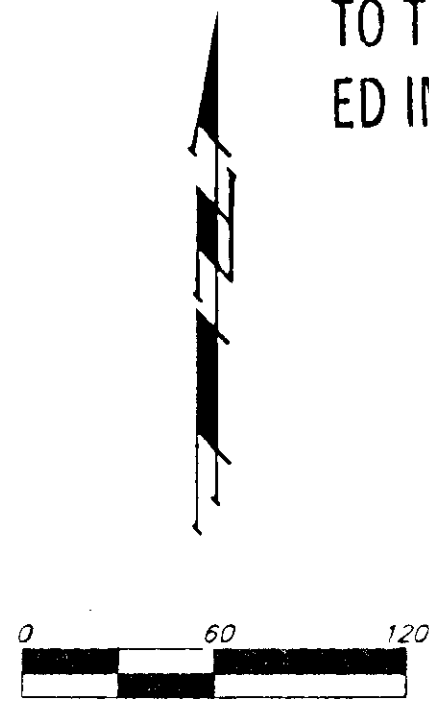


# ONE-STEP FINAL PLAT

## RIVERSIDE HEALTH SYSTEM ADDITION

### WICHITA, SEDGWICK COUNTY, KANSAS

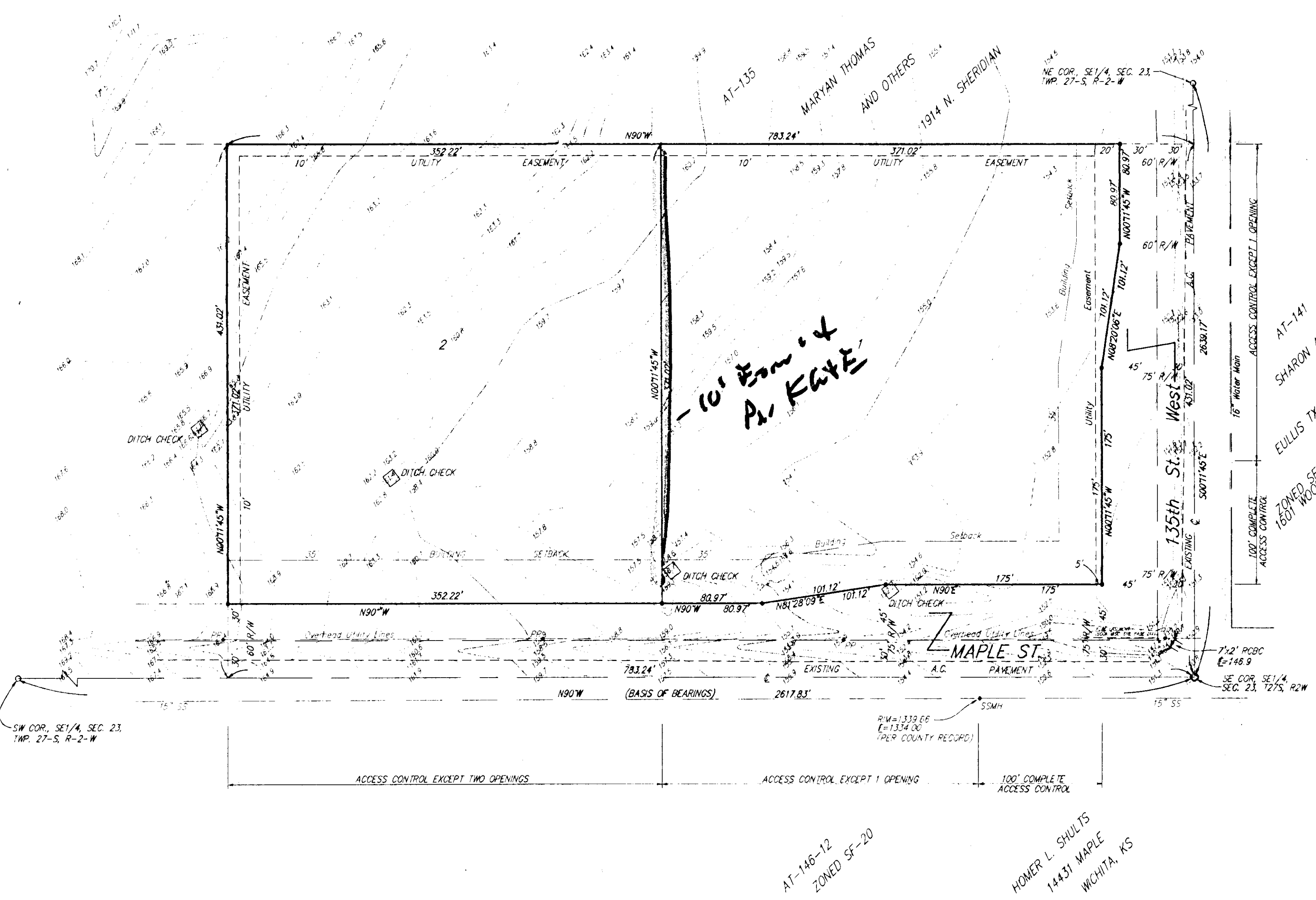
THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 4-3-97 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 4-4-97



**OFFICE COPY**  
DO NOT REMOVE

**PRELIMINARY PLAT FINAL PLAT**

**LEGEND:**  
 • = #4 REBAR W/ BAUGHMAN CAP (SET)  
 ○ = 3/4" IRON (FOUND)  
 ◊ = THIMBLE (FOUND)



State of Kansas) *System*  
 Sedgwick County) SS We, Baughman Company, P.A., Surveyors in aforesaid County and State of hereby certify that we have surveyed and platted "RIVERSIDE CLINIC ADDITION", Sedgwick County, Kansas, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: The south 431.02 feet of the east 783.24 feet of the SE 1/4 of Sec. 23, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).  
 Baughman Co., P.A.

\_\_\_\_\_  
 Michael G. Conrey  
 Surveyor

This plat of "RIVERSIDE CLINIC ADDITION", Sedgwick County, Kansas has been submitted to and approved by the Wichita, Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.  
 Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1997.  
 Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_  
 John C. Frye  
 Chair

\_\_\_\_\_  
 Marvin S. Krout  
 Secretary

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1997.

\_\_\_\_\_  
 Bob Knight  
 Mayor

\_\_\_\_\_  
 Pat Burnett  
 City Clerk

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into a Lot and Streets to be known as "RIVERSIDE CLINIC ADDITION", Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. The streets are hereby dedicated to and for the use of the public. All abutters rights of access to or from 135th Street West over and across the east line of Lot 1 are hereby granted to the appropriate governing body provided, however, that Lot 1 shall have access to 135th Street West at one location over all except the south 100 feet of the east line of said Lot 1 as shall be determined by the Engineer of the appropriate governing body. All abutters rights of access to or from Maple Street over and across the south line of Lot 1 are hereby granted to the appropriate governing body provided, however, that Lot 1 shall have access to Maple Street at one location over all except the east 100 feet of the south line of said Lot 1 as shall be determined by the Engineer of the appropriate governing body. All abutters rights of access to or from Maple Street over and across the South line of Lot 2 are hereby granted to the appropriate governing body provided, however, that said Lot 2 shall have access to Maple Street at two locations as shall be determined by the Engineer for the appropriate governing body.

Riverside Health System, Inc.

\_\_\_\_\_  
 Robert Dixon  
 President & C.E.O.

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this \_\_\_\_\_ day of \_\_\_\_\_, 1997, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and is duly recorded.

\_\_\_\_\_  
 Larry Consvler  
 Register of Deeds

\_\_\_\_\_  
 Micheal D. Hurtt  
 Deputy

State of Kansas) SS The foregoing instrument acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 1997, by Robert Dixon, President and C.E.O. of Riverside Health System, Inc., on behalf of the corporation.

\_\_\_\_\_  
 Notary Public

My App't. Exp. \_\_\_\_\_

*largest clinic should be system*  
*site = within 1/4 mile of city*  
*close other plat*  
*Justing the bank = 2nd party other*  
*the Riverside - protect ownership*

AT-146-12  
 ZONED SF-20

HOMER L. SHULTS  
 14431 MAPLE  
 WICHITA, KS

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
435 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
316) 268-4421  
FAX 316) 268-4390

April 14, 1997

FILE COPY

Baughman Company, P.A.  
315 Ellis  
Wichita, KS 67211

Re: S/D 97-26 - RIVERSIDE HEALTH SYSTEM ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 10, 1997, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of April 4, 1997.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.

Please call if you have any questions.

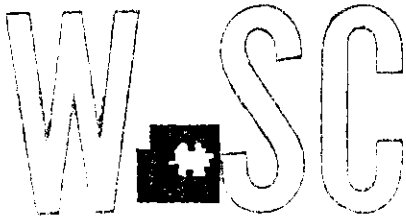
Sincerely,

Don Losew  
Senior Planner

DL:ifb

cc: Attn.: Robert Dixon, C/O Riverside Health System, Inc., 2622 W. Central,  
Wichita, KS 67203; 946-5000  
Mike Lindebak, City Engineer, Public Works Department (1-71)

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4421  
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FILE COPY

April 4, 1997

Baughman Company, P.A.  
315 Ellis  
Wichita, KS 67211

Re: S/D 97-26 - RIVERSIDE HEALTH SYSTEM ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 3, 1997, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant is advised that plat file S/D 96-58, Riverside Clinic Addition, as a result of this plat's submittal will be closed.
- B. A guarantee shall be provided for the extension of water along Maple, adjacent to this site.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall also provide for any needed off-site extensions of sewer to reach the site and extensions adjacent to the site as determined necessary by City Engineering.
- D. As required by Traffic Engineering (during review of the original Riverside plat), guarantees shall be provided for both temporary and permanent left-turn and accel/decel lane improvements in Maple to serve this site's entrances from that street.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property. Such improvements may be done at the time of site development.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. On the final plat tracing, the legal description shall be revised to indicate the "Riverside System" rather than Riverside Clinic Addition.

- H. On the final plat tracing, since this site has been annexed to Wichita, the plat's text shall be amended to note that access controls are being dedicated to the City of Wichita with the openings approved by the City Engineer.
- I. Prior to this plat being released for recording, the applicant shall provide proof of their ownership of the site. The platting binder presently indicates that the site is in several ownerships other than that of the indicated plat on the tracing.
- J. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- K. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- N. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- O. On the final plat tracing a note shall be provided on the face of the plat indicating that this site is subject to requirements of a protective overlay. Further, the applicant shall also submit, for recording, a document acknowledging that this site is subject to these protective overlay restrictions.
- P. The final plat shall indicate the utility easements requested by K.G. & E. and Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

S/D 97-26 - RIVERSIDE HEALTH SYSTEM ADDITION

April 4, 1997

Page 3

This matter will be forwarded to the Planning Commission for its consideration on Thursday, April 10, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Losew". The signature is fluid and cursive, with a long horizontal stroke at the end.

Don Losew  
Senior Planner

DL:lfb

Enclosure: Marked Copy of plat

cc: Attn.: Robert Dixon, C/O Riverside Health System, Inc., 2622 W. Central,  
Wichita, KS 67203; 946-5000  
Mike Lindebak, City Engineer, Public Works Department (1-71)

METROPOLITAN AREA PLANNING COMMISSION

April 10, 1997

**STAFF REPORT**  
**(One-Step Preliminary-Final Plat, Approved 4/3/97)**

**CASE NUMBER:** S/D 97-26 - RIVERSIDE HEALTH SYSTEM ADDITION

**OWNER/APPLICANT:** Attn.: Robert Dixon, C/O Riverside Health System, Inc.  
2622, W. Central, Wichita, KS 67203

**SURVEYOR/ENGINEER:** Baughman Company, P.A.  
315 Ellis, Wichita, KS 67211

**LOCATION:** Northwest corner of Maple and 135th Street West

**SITE SIZE:** 6 Acres

**NUMBER OF LOTS**

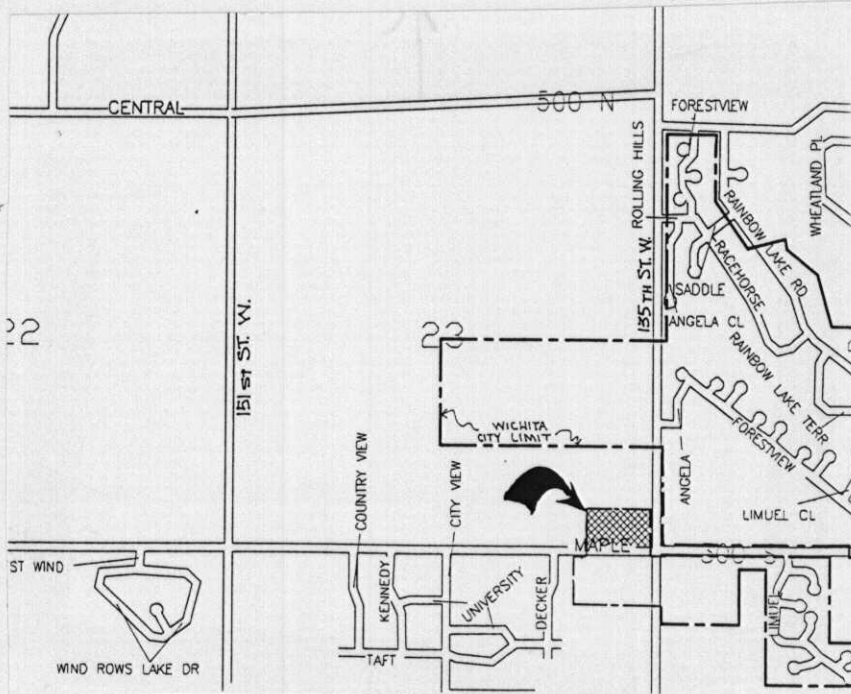
- Residential:
- Office: 2
- Commercial:
- Industrial: ==
  
- Total: 2

**MINIMUM LOT AREA:** 3 Acres

**CURRENT ZONING:** "SF-20"

**PROPOSED ZONING:** "GO" (SCZ-730 and 717)

**VICINITY MAP:**



STAFF COMMENTS:

- ✓A. The applicant is advised that plat file S/D 96-58, Riverside Clinic Addition, as a result of this plat's submittal will be closed.
- ✓B. A guarantee shall be provided for the extension of water along Maple, adjacent to this site.
- ✓C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall also provide for any needed off-site extensions of sewer to reach the site and extensions adjacent to the site as determined necessary by City Engineering.
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- ✓G. On the final plat tracing, the legal description shall be revised to indicate the "Riverside System" rather than Riverside Clinic Addition.
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- M. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

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✓P. The final plat shall indicate the utility easements requested by K.G.& E. and Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.

Note: Board member, Larry Ross, was in opposition to the motion because the western three (3) acres exceeds the City Council policy on the Far West Side in terms of non-residential zoning for that area.